



UNITED STATES GENERAL ACCOUNTING OFFICE

REGIONAL OFFICE

ROOM 1903 JOHN F. KENNEDY FEDERAL BUILDING
GOVERNMENT CENTER

BOSTON, MASSACHUSETTS 02203

September 19, 1975

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Mr. Albert A. Gammal, Jr.
Regional Administrator
General Services Administration
John W. McCormack Post Office and Courthouse
Boston, Massachusetts 02109

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Dear Mr. Gammal:

We have completed a review of energy conservation measures at the John Fitzgerald Kennedy (JFK) Federal Building, Government Center, Boston, Massachusetts. The purpose of this review was to find out how effectively Government field installations were implementing the energy reduction program. The review included:

- the results of the energy conservation program,
- the methods used to gather and report data on energy use,
- the management of the energy conservation program, and
- the measures taken to reduce energy use in the building.

RESULTS OF THE ENERGY CONSERVATION PROGRAM

The JFK Federal Building complex consists of a 26-story tower and a 4-story low building. Electricity for lighting and steam for heating and air conditioning are the prime types of energy used by the JFK Federal Building.

In June 1973, the President directed all Federal agencies to use 7 percent less energy in fiscal year 1974 than in fiscal year 1973. In October 1974, the President directed the agencies to use 15 percent less energy in fiscal year 1975 than in fiscal year 1973.

During fiscal year 1974, the JFK Federal Building used less energy than in fiscal year 1973. Also, during the first two quarters of fiscal year 1975 the JFK Federal Building used less energy than in the corresponding period in fiscal year 1973.

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<u>Type of Energy</u>	<u>Fiscal Year</u>	<u>Fiscal Year</u>	<u>Reduction</u>	
	<u>1973</u>	<u>1974</u>	<u>Amount</u>	<u>Percent</u>
Electricity (000 of kilowatt Hrs.)	16,998	12,650	4,348	26
Steam (000 of pounds)	124,034	102,245	21,789	18
	<u>2 Quarters</u>	<u>2 Quarters</u>	<u>Reduction</u>	
	<u>FY 1973</u>	<u>FY 1975</u>	<u>Amount</u>	<u>Percent</u>
Electricity (000 of kilowatt hrs.)	8,652	6,690	1,962	23
Steam (000 of pounds)	63,583	49,806	13,777	22

METHODS USED TO GATHER AND REPORT
DATA ON ENERGY USE

The energy use data gathered and reported agreed with the periodic billings received for the electricity and steam used at the JFK Federal Building. Energy usage analysis reports are prepared each fiscal year stating monthly and quarterly energy use data. They are submitted to the General Services Administration (GSA), Region I office, as part of the reporting requirements of the GSA Central Office. Actual steam and electricity consumption statistics gathered by the JFK Federal Building personnel were found to be complete and accurate and reflect all the building's operations.

MANAGEMENT OF THE CONSERVATION
PROGRAM

Conservation plans, memos, directives and programs initiated by the GSA Region I office have been and are continuously being applied by the JFK Federal Building management. A conservation program was started in 1973 and has continued as a full-time program. The JFK Federal Building energy conservation program is managed by the building manager assisted by an assistant manager and two clerks.

Some specific actions taken by the JFK Federal Building to make employees aware of the need for energy conservation have included:

- issuing directives for equipment operation to reduce energy,
- placing posters and announcements concerning energy conservation throughout the buildings,
- encouraging employees to use mass transportation, and
- printing articles on energy conservation in the Government Center News.

MEASURES TAKEN TO REDUCE
ENERGY USED IN THE BUILDING

Electricity and steam are the main types of energy used in the JFK Federal Building. The reduction in energy use in the JFK Federal Building was done by:

- setting thermostats at 65 to 68 degrees during the heating season and at 76 to 78 degrees during the cooling season,
- intensifying periodic preventive maintenance inspections of all cooling and heating equipment and electrical systems to correct problem areas in a timely manner,
- reducing lighting intensity to the GSA standards,
- removing 11,000 of the 52,326 lamps,
- reducing the operation of five elevators to only peak hours usage,
- changing the working hours for the building cleaning force so that lights may be extinguished earlier.

CONCLUSIONS

The JFK Federal Building's implementation of the Federal energy reduction program has been effective. Through various measures, the JFK Federal Building has been able to exceed the Presidential energy reduction goals in electricity and steam energy without adversely affecting its operations in fiscal year 1974 and through two quarters of fiscal year 1975. The system used by the JFK Federal Building to gather and report data on energy use is adequate.

We have no recommendations to make at this time, but we suggest that monitoring of energy use be continued to insure that the present level of energy savings is maintained.

I would like to express my appreciation for the cooperation given my staff by the JFK Federal Building personnel during our review.

Sincerely yours,



Joseph Eder
Regional Manager

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